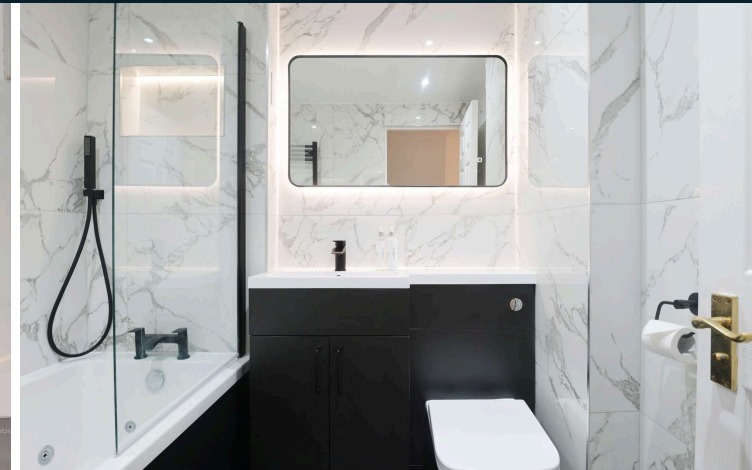




Location

This ready to move in to first floor flat is located in Dalry, a popular area just west of the city centre. It attracts professionals, students and young families alike and is ideally placed for easy access to the city centre.

The bustling main street has a vibrant atmosphere, and provides a comprehensive range of local amenities including coffee houses, eateries, and a range of shops including a Lidl and Co-op on Dalry Road and a Sainsburys supermarket at Gorgie. There are a number of leisure opportunities in the area including the Victorian baths at Dalry Swim Centre and Fountain Park Leisure Complex with a multiscreen cinema, bowling, Nuffield fitness centre, trampoline park and numerous restaurants.

The Union Canal walkway and cycle path and Harrison Park are close by providing leisure opportunities for cyclists, walkers and rowers. The city centre, with all its attractions, is only a short walk away. Transport links are in abundance with regular bus services running along Dalry Road to the centre and surrounding areas and Haymarket Station and the tram link at Murrayfield both nearby. The city bypass and main motorway networks are also within easy reach, giving further access to the major motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge/ Queensferry Crossing heading North.

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance hall

Bright & spacious living/dining room with bay window

Newly fitted, modern high specification kitchen with integrated dishwasher, hob & oven, washer dryer & fridge freezer

Newly fitted, modern high specification bathroom with shower over Carronite whirlpool bath, WC, wash basin and vanity units

Principal bedroom with built in storage & en-suite with shower, WC and wash basin

2nd double bedroom with built in storage

Secure entry phone system

Factors fee approx. £65 per calendar month

Key Features

Newly fitted, modern high specification kitchen with integrated dishwasher

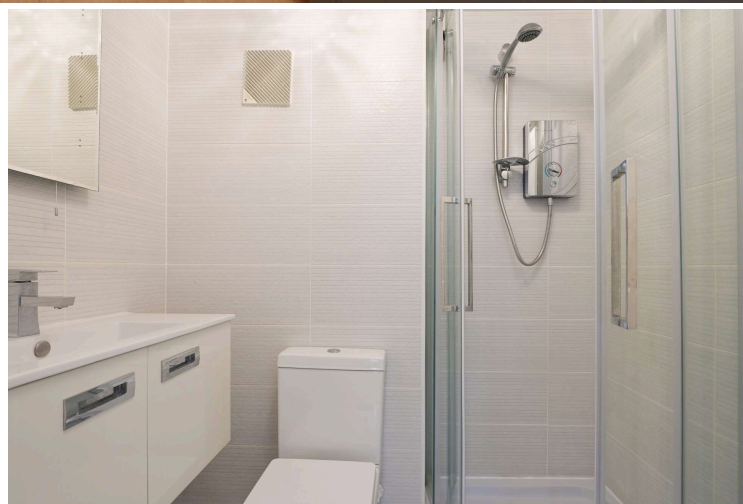
Newly fitted, modern high specification bathroom with Carronite whirlpool bath with shower

Principal bedroom with en-suite

Newly installed combi boiler gas central heating with warranty and Hive system

Residents parking permit x 2

Excellent storage space



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ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

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Edinburgh, EH13 0LH
TEL: 0131 447 9341

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4A Buckstone Terrace
Edinburgh, EH10 6PZ
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Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

